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## NORTHERN DEVELOPMENT AREA – WFPAD ‘PRECINCT 7 & 10’

### CONTEXT AND OPERATIONAL PARAMETERS OF THIS PRELIMINARY APPROVAL DOCUMENT

1. This document has been produced as an ‘standalone’ Preliminary Approval Document that applies to the ‘Northern Development Area (NDA)’ of Sunshine Cove. Sunshine Cove is currently affected by the Wise Farm Preliminary Approval Document (the ‘WFPAD’) approved by Council on 22 December 2006. This document supersedes the WFPAD as it applies to the effected land area (the NDA only). It is intended that this document be added to the ‘Register of Changes’ which is located at Appendix D of the WFPAD.
2. This document replaces the provisions of the existing WFPAD so far as they affect the Northern Development Area (NDA) of Wises Farm Master Planned Community (now known as the Sunshine Cove Master Planned Community). The land area of the Sunshine Cove Master Planned Community (the NDA) to which these replacement provisions apply is shown on the Smartmap at **Attachment 8a** and are reflected in the various supplementary plans that are also included in this document.
3. The updated ‘Sunshine Cove Precinct Plan’ included at **Attachment 6** identifies the whole of the NDA as ‘Precinct 7 & 10 – Low/Medium Residential (Neighbourhood Residential)’. The current ‘Precinct 7 & 10’ provisions of the WFPAD are replaced by the provisions contained within this document.
4. The associated amended ‘Local Area Structure Plan’ (LASP) included at **Attachment 5** aligns with the NDA Precinct Plan boundaries. The amended LASP relates to the NDA only. The existing LASP contained with the WFPAD remains current and in force and affect for all areas of Sunshine Cove Master Planned Community other than the NDA for which the amended LASP at **Attachment 5** applies.
5. To be clear, This Preliminary Approval document applies to the Northern Development Area (NDA) of Sunshine Cove as identified within the context plans included at **attachment 8a** only. The NDA area is defined as Precinct 7 & 10. The application and operation of the WFPAD (where not relating to the NDA) remains unchanged by this document.
6. The following sections of this Preliminary Approval Document detail the modified NDA - Precinct 7 & 10 (Neighbourhood Residential) provisions. These provisions include:
  - (a) A ‘Statement of Desired Precinct Character for Precinct 7 & 10’ including:
    - Written statements of development ‘Intent’, ‘Landscape and Built Form’ and the identification of ‘Preferred and Acceptable Uses’ for the NDA;
    - Provisions relevant to the preferred Development Density and Building Height for the NDA; and
    - Supplementary Tables of Development Assessment for Material Change of Use for the NDA.
  - (b) **Attachment 5** which include amended LASP plans affecting the NDA only.
7. For the purposes of this document a new definition applies in addition to those definitions contained with the Maroochy Plan 2000 that are otherwise applicable for the WFPAD. This definition is to be used to further regulate any material change of use for a Detached House such that the use of land for a detached house does not include a secondary dwelling which is a separately defined use as follows:



**Secondary Dwelling:** A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot with a maximum gross floor area of 60m<sup>2</sup>.

#### PRECINCT 7 & 10 - NORTHERN DEVELOPMENT AREA (NDA) – NEIGHBOURHOOD RESIDENTIAL

##### PRECINCT INTENT

8. The precinct is located to the north of the Sunshine Cove Master Planned Community and enjoys the benefits of significant frontage and proximity to the lake system and areas of open space. The precinct has an area of approximately 6.13 hectares.
9. The precinct is intended to accommodate a lower residential density than previous precincts. An overall residential density of around 20 dwellings per hectare is envisaged across the precinct in recognition of the precinct's intent.
10. The establishment of high quality residential neighbourhoods in a cost-effective manner is desired and the provision of choice in housing type is also encouraged. A mix of housing types that enables people to find suitable accommodation through all stages of their lives is also preferred within the Sunshine Cove development.
11. Dual Occupancies, Secondary Dwellings and Annexed Units are not intended to occur in the precinct unless where specifically nominated on an approved plan of subdivision or located on allotment that is larger than 800 square metres in area. This is because these types of development are likely to have significant impacts on the liveability of the precinct, undermine the creation of high quality residential neighbourhoods that are otherwise intended for the precinct and have the potential to cause significant on street car parking issues.
12. It is intended that all residential development should respond to and respect local climate, landscape and character. This includes the provision of an open space system, waterways and pedestrian / cycle links generally in accordance with the LASP (as amended).
13. Non-residential land uses that may be appropriate for the precinct include parks, community facilities, and businesses carried out by residents in their own homes (Home Based Businesses) but only where such business activity does not adversely affect the amenity of the locality. This limited range of non-residential land uses are required to be limited to a scale that ensures they directly service residents in the immediate locality.
14. Neither industrial nor higher order commercial uses are intended for the precinct as such uses are likely to have an adverse impact on residential amenity and are better located on land in other more appropriate land use precincts.
15. Open space is to be a key feature of the precinct with any future development allowing for a minimum of 1.6 hectares of Open Space. The provision of open space must include one consolidated area with a minimum dimension of 30m with embellishments. Recreational spaces will provide for connectivity between the precinct and the Sunshine Cove Lake System.

##### PREFERRED AND ACCEPTABLE USES

16. The 'Preferred and Acceptable Uses' which are consistent with and reflect the Intent for this Precinct are those set out in the Supplementary Table of Development Assessment for Precinct 7 & 10 below.



17. Other land uses that may be approved in this Precinct through impact assessment (where it can be demonstrated that potential amenity impacts, particularly in relation to traffic, can be satisfactorily addressed) include but are not limited to:
- “Church”
  - “Community meeting hall”
  - “Educational establishment”
  - “Medical centre”
  - “Outdoor recreation”
18. The development of Dual Occupancies, Secondary Dwellings and Annexed Units in circumstances other than as identified in the Supplementary Table of Development Assessment below is specifically discouraged due to the adverse impact these uses are likely to have on the character, amenity and liveability of the precinct.

#### LANDSCAPE AND BUILT FORM

19. All built form should incorporate the use of good quality materials, with a high quality finish. Wide eaves, verandas and balconies will be orientated to take advantage of views to either the waterways, significant areas of vegetation or open spaces.
20. New development should be orientated toward and take advantage of the areas of open space that are located throughout and also adjoin the precinct. Appropriately located entry statements may identify the unique and relatively self-contained nature and characteristics of this Precinct.
21. Avenues of attractive street trees will be provided and feature trees positioned to highlight terminal points of vistas, frame views and mark important nodes within the precinct. Landscaping will be incorporated to create an attractive ‘green ribbons’ within the precinct and the water’s edge to integrate the natural and built forms.
22. The new lake system accords with the Cornmeal Creek Flood Mitigation Policy and resolves drainage constraints to provide a setting for new development that reflects and enhances the existing waterside setting of Maroochydore. Development will be orientated towards, and take advantage of the water aspect provided adjacent to this Precinct.
23. Public access in the form of walkways and bikeways are also to be provided throughout this Precinct, linking it to the adjoining Precincts and ultimately to the Town Centre Core. There is a major pedestrian / bicycle path connection running through parts of the precinct linking it with all other parts of the site to the west, south and east. Where possible new development will be designed to maximise utilisation of these connections and open space provided within the Precinct.
24. A densely planted landscaped buffer along the northern boundary will soften and protect existing residents along Kowree Crescent from any visual impacts and loss of amenity. Additionally, landscaping within development sites may be incorporated to mitigate any net loss of vegetation and disperse high quality landscaping throughout the precinct. A minimum of 1.6ha of landscaping and open space is to be provided.



**DESIGN AND FORM CONTROLS**

- Overall Density Controls: Overall residential density within the Northern Development Area must achieve an average density across the Precinct of not less than 15 dwellings per hectare.
- Dwelling Unit Factor ('DUF') Controls: For residential development in this Precinct the maximum site area (m<sup>2</sup>) per dwelling for the calculation of DUF is 250 and the minimum site area (m<sup>2</sup>) per dwelling for the calculation of DUF is 120.
- Plot Ratio Controls: The maximum plot ratio for all development is 1.
- Building Height Controls:
  - For all development west of the waterway: A maximum height of 3 storeys (but not more than 12 metres).
  - For all development east of and within 30m of the waterway: A maximum height of 3 storeys (but not more than 12 metres).
  - The maximum height for all development within 10 metres of established residential areas sharing a common property boundary with Wises Farm is 2 storeys (but not more than 8.5 metres).
  - For all other development: Maximum height of 3 storeys (but not more than 12 metres).

**SUPPLEMENTARY TABLES OF DEVELOPMENT ASSESSMENT – MATERIAL CHANGE OF USE**

Sunshine Cove - Assessment of Material Change of Use – Northern Development Area		
	<i>Circumstances under which 'material change of use' is <b>self-assessable</b> (or, where no codes apply, <b>exempt</b>)</i>	<i>Circumstances under which 'material change of use' is <b>code assessable</b></i>
<b>"Annexed Unit"</b>	One annexed unit per lot where accommodating a dependant, carer or immediate relative of any resident of the house and on an allotment that is greater than 800m <sup>2</sup> or is located on an allotment that is identified as a possible Annexed Unit allotment on an approved plan of subdivision	None
<b>"Child Care Centre"</b>	None	All
<b>"Detached house"</b>	1 detached house per lot	None
<b>"Display home"</b>	All	None
<b>"Dual Occupancy" "Secondary Dwelling"</b>	Where on an allotment having an area of greater than 800m <sup>2</sup> or is located on an allotment that is identified as a possible Dual Occupancy / Secondary Dwelling allotment on an approved plan of subdivision	None
<b>"Market"</b>	None	All

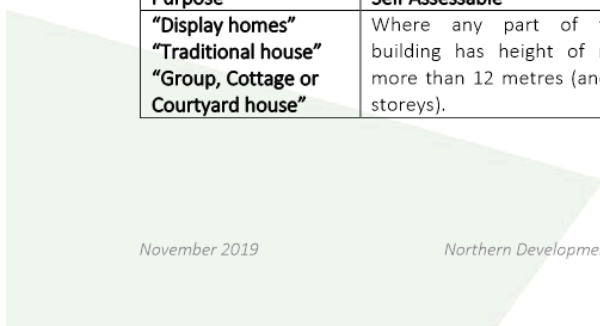


Sunshine Cove - Assessment of Material Change of Use – Northern Development Area		
<p>“Multiple Dwelling Units”                      “Retirement Village”                      “Residential Care Facility”</p>	None	Where a proposal for Multiple Dwelling Units will not result in the number of dwellings within the Northern Development Area exceeding 185 dwellings (3+ bedroom dwelling equivalent).
“Home-based business”	Where the use is conducted only by residents of the house and is not an ‘industrial’ use	Where the use includes one non-resident employee <b>and</b> is not an ‘industrial’ use.
<p>Any ‘Material Change of Use’ not referred to in this table, is (subject to the provisions of the Act and part 4 of this Volume of the Planning Scheme) Impact Assessable.</p> <p>Any ‘Reconfiguring a lot’ which does not provide for Open Space provisions detailed within the Precinct Intent is Impact Assessable.</p>		

Sunshine Cove - Assessment of Reconfiguring a Lot – Northern Development Area			
Purpose	Self Assessable	Code Assessable	Impact Assessable
“Lot Reconfiguration”	None	Where all infrastructure is provided generally in accordance with the Northern Development Area Local Area Structure Plan <b>and</b> Where the minimum lot size is in accordance with the lot size controls for individual Precincts (where applicable) <b>and</b> Where for reconfiguration in a <i>Neighbourhood Residential Precinct</i> , a summary prepared by a suitably qualified person is provided that details existing and approved lot reconfigurations within the relevant Precinct and certifies, to the satisfaction of the assessment manager, that the minimum density requirements applicable for that Precinct can or will be achieved over the total land area of the relevant Precinct.	Other than as in Column 2

**SUPPLEMENTARY TABLES OF DEVELOPMENT ASSESSMENT – OTHER DEVELOPMENT**

Sunshine Cove - Assessment of Building Works – Northern Development Area			
Purpose	Self Assessable	Code Assessable	Impact Assessable
“Display homes” “Traditional house” “Group, Cottage or Courtyard house”	Where any part of the building has height of not more than 12 metres (and 3 storeys).	None	Where any part of the building has a height more than 12 metres (and 3 storeys).





Sunshine Cove - Assessment of Building Works – Northern Development Area			
“Detached house”, (being a removable house).			
“Domestic swimming pool”	All	None	None
“Any building work”	<ul style="list-style-type: none"> <li>• Any other building work not mentioned in this table, or</li> <li>• Notwithstanding any other provisions of this table, building work which would otherwise be impact assessable (for any reason) and:                             <ul style="list-style-type: none"> <li>- A preliminary Approval for the building work exists, and</li> <li>- The Preliminary Approval has not lapsed, and</li> <li>- The building work which would otherwise be impact assessable is in accordance with the Preliminary Approval.</li> </ul> </li> </ul>	None	<ul style="list-style-type: none"> <li>• Notwithstanding any other provisions of this table, building work that exceeds;                             <ul style="list-style-type: none"> <li>- For residential buildings, the maximum preferred height in the applicable code, or</li> <li>- For all other building work, the maximum preferred height for the particular Precinct or applicable code (whichever is the lesser), and</li> <li>- Is not a material change of use.</li> </ul> </li> </ul>